070.0 Map | 0001 Block | 0014.A Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	726,100	/	726,100
USE VALUE:	726,100	/	726,100
ASSESSED:	726,100	/	726,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEPORE JOHN B
Owner 2:	
Owner 3:	
Street 1:	66 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEPORE JOHN B -
Owner 2:	LEPORE CYNTHIA L -
Street 1:	79 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,535 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 2343 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7535.000	273,900		452,200	726,100
Total Card	0.173	273,900		452,200	726,100
Total Parcel	0.173	273,900		452,200	726,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.95 | /Parcel: 309.9

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 44730

GIS Ref

GIS Ref

Insp Date 10/08/18

!5992!

PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,900	0	7,535.	452,200	726,100	726,100	Year End Roll	12/18/2019
2019	101	FV	229,300	0	7,535.	419,900	649,200	649,200	Year End Roll	1/3/2019
2018	101	FV	229,300	0	7,535.	419,900	649,200	649,200	Year End Roll	12/20/2017
2017	101	FV	229,300	0	7,535.	368,200	597,500	597,500	Year End Roll	1/3/2017
2016	101	FV	229,300	0	7,535.	335,900	565,200	565,200	Year End	1/4/2016
2015	101	FV	215,100	0	7,535.	297,200	512,300	512,300	Year End Roll	12/11/2014
2014	101	FV	215,100	0	7,535.	281,000	496,100	496,100	Year End Roll	12/16/2013
2013	101	FV	215,100	0	7,535.	267,500	482,600	482,600		12/13/2012

PRINT

Date	Time
12/10/20	20:48:39

LAST REV

Date	Time
08/12/19	09:15:25

apro

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 5992

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEPORE JOHN B	33280-208		7/17/2001	Family	1	No	No		
CANESI DINO/ETA	30863-243		11/15/1999		320,000	No	No		
CANESI DINO/ETA	24758-168		8/4/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/1998	145	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
3/5/2009	Meas/Inspect	163	PATRIOT
6/19/2000	MLS		
11/2/1999	Mailer Sent		
10/8/1999	Measured	263	PATRIOT
7/28/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44730
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7535		Sq. Ft.	Site		0	70.	0.86	12									452,236						452,200	

Total AC/HA: 0.17298 | Total SF/SM: 7535 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 452,236 | Spl Credit | Total: 452,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32873297
Const Adj.:	1.00091970
Adj $ / SQ:	139.645
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372153
Depreciation:	98248
Depreciated Total:	273904

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

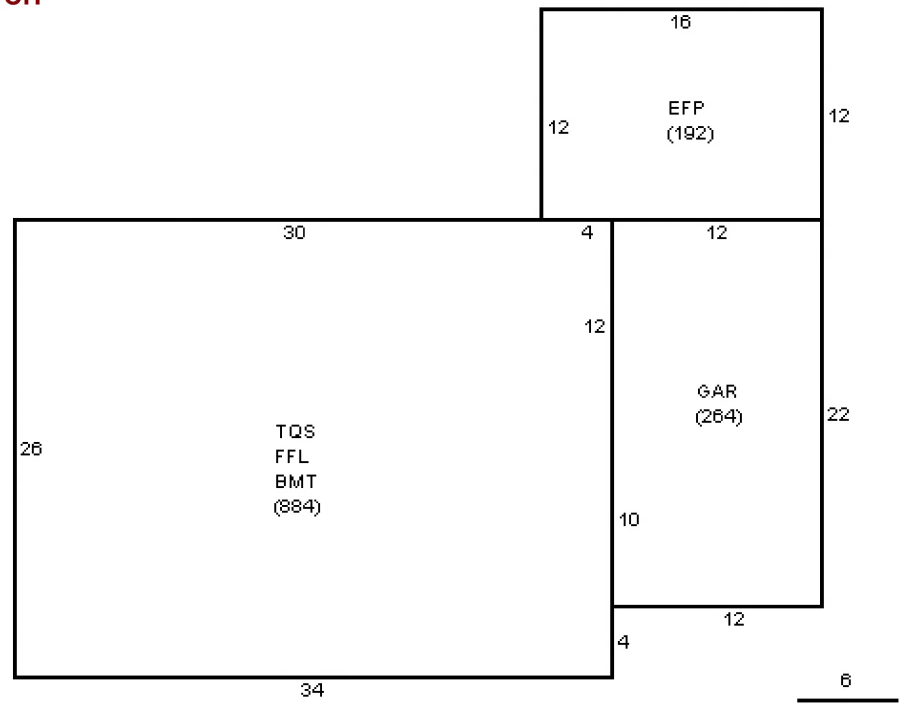
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	139.65
Special Features:	0	Val/Su Net:	94.87
Final Total:	273900	Val/Su SzAd	177.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	72.620	64,198
FFL	First Floor	884	139.650	123,446
TQS	3/4 Story	663	139.650	92,585
GAR	Garage	264	24.490	6,466
EFP	Enclos Porch	192	41.440	7,957

Net Sketched Area: 2,887 | Total: 294,652

Size Ad 1547 | Gross Are 3108 | FinArea 2343

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0001-0014.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: